

MINUTES
GREEN BAY PLAN COMMISSION
Monday, November 11, 2013
City Hall, Room 604
6:00 p.m.

MEMBERS PRESENT: M. Conard—Chair, L. Queoff—Vice Chair, S. Bremer, and Ald. Wiezbiskie

MEMBERS EXCUSED: T. Duckett and T. Gilbert J. Reck

OTHERS PRESENT: P. Neumeyer, R. Strong, M. Erickson, B. Van Dreel, M. Dockery, M. Dura, B. Lison, M. Waldo, S. Kassien; T. Nockerts; J. Frazier; B. Machon; C. Forslund; J. Blumreich; D. Seidl; D. VanDyke; Ald. Tim De Wane, and Ald. A. Kocha

APPROVAL OF MINUTES:

Approval of the minutes from the October 21, 2013, Plan Commission meeting

A motion was made by J. Wiezbiskie and seconded by S. Bremer to approve the minutes from the October 21, 2013. Motion carried.

PUBLIC FORUM:

1. (CPA 13-02) Public Hearing on the request to amend the City of Green Bay's *Smart Growth 2022 Comprehensive Plan* from Medium Intensity Retail Office Housing (MIROH) to Commercial for property located on the northwest corner of South Baird Street and East Mason Street, submitted by Mike Dura, Riverview Architecture, LLC.

M. Conard stated the public forum was properly posted and public notification had been published in the Green Bay Press Gazette. Plan Commission will now hear public comments. The public was given instructions when time to speak and informed comments should be limited to 5 minutes.

P. Neumeyer stated there are 6 parcels involved in this request. The property at 1369 East Mason Street is a remnant gas station that has been converted to minor auto repair; which, is permitted under the Highway Commercial (C2) zoning. The remaining five parcels to the west are zoned Low Density Residential (R1) and contains three single-family and two, two-family homes. Properties to the south of East Mason Street, in the same block, are a mixture of single and two-family uses. Properties in the immediate area, on the north side of East Mason Street, are currently zoned General Commercial (C1) and include a remote parking area for Bellin Hospital. Walgreens is east of the subject area. In order for the proposed food store / gas station, to be constructed on the subject site, the applicant would need to receive an amendment to the Comprehensive Plan and a rezoning to a Highway Commercial (C2) zoning

S. Bremer was looking for clarification that we are not dealing with change in zoning, but the general description usage change that is in the Comprehensive Plan. That is why it's zoned MIROH rather than just commercial or residential.

P. Neumeyer stated that was correct, the MIROH was for all land usage.

L. Queoff asked P. Neumeyer if Krist Oil have other properties in Green Bay.

P. Neumeyer stated not in the City of Green Bay; however, there is a new facility in Ashwaubenon near Hwy 172 and Babcock. This would be the first one proposed in Green Bay.

Ald. J. Wiezbiskie inquired why the MIROH zoning couldn't stay as zoned and why there is a discussion item also associated with item #1.

P. Neumeyer explained that this is an amendment to the Comprehensive Plan, to amend part of the plan as commercial. There is a process that needs to be followed, to include a public hearing. This then would go back to City Council for consideration. If approved, they would need to return to have the property rezoned.

Mike Erickson-1262 Stuart Street stated he was speaking on behalf of the Joannes Park Neighborhood Association. He is in favor for the development on that property as it would improve the corner.

Brian Van Dreel-1335-1337-1351-1357-1365 East Mason: B. Van Dreel stated he is the owner of the above properties listed. Currently there are six different entrances to these properties. With this project it could narrow it down to one or two driveways. The 20 year Plan does not take into consideration that if the properties are sold individually, it will stay more residential and that won't do people much good. He is requesting that this be approved as it will bring new and improved opportunities to the area.

Michael Dockery-1402 Rushmore Cir, De Pere, WI: M. Dockery stated he is the broker involved in the project and have met with the Mayor and Neighborhood Associations for their opinions. One change made was to increase the green space to improve the looks of the project. It was suggested to use a monument type of sign instead of a raised sign, which was agreed to. They were informed that the public did not want a "box" type store and may use similar structural ideas and landscaping as Walgreens. He stated that 70% of the land that is involved with this project is on Mason Street and Bellin has approved the project and wants it to go forward as it would be good for their people as well as the neighborhood.

S. Bremer asked if alcohol would be sold at the convenience store.

M. Dockery stated yes. He stated that the previous station that was on the corner also sold liquor and cigarettes. Walgreens also has the same permits.

J. Wiezbiskie asked if there were any thoughts about picking up 1369.

M. Dockery stated yes, that property was part of the project.

S. Bremer wanted to clarify that a number of changes had been made since you had the neighborhood meeting.

M. Dockery stated yes.

Mike Dura-W2832 Loy Lane, Porterfield: M. Dura stated he is one of the developers for this project. He would like to reiterate that they are open to any changes that the City or public and some of the parking lot may be used for "green" space.

M. Conard asked what kind of a buffer would be used between the back fence area and the building and inquired if the store in Ashwaubenon was in a residential area.

M. Dura stated a fence type buffer will be used and we would be planting shrubs in front of that as well; however, are open to suggestions. He stated the Ashwaubenon store is on a very small lot and was already properly zoned.

L. Queoff asked if he attended the neighborhood meeting and heard their concerns.

M. Dura that he did attend and trying to work with the public as best as they can.

S. Bremer stated she wanted to clarify which way the bigger site would face as one picture shows Baird Street and another shows Mason Street. She also asked if it was their intention to have a monument sign and more green space on the far left side.

M. Dura stated that if the restaurant goes ahead, both faces will be about equal and the building would be an L-shaped building. He stated that they had intended on having a raised sign. As far as the green space, depending on what they need for parking, some of the lot would be used for parking and the rest would be the green space. The restaurant would not be fast-food, but a sit down type with no drive-thru.

Bobbie Lison-1247 Lawe Street: B. Lison stated she is the president of the Astor East River Neighborhood Association and their association does not support the addition of another convenience service station within the East Mason Street corridor. There are 4 service stations within one mile, and 4 schools in this area and don't feel adding another establishment that sells alcohol and tobacco is necessary. They also fear for the increase of crime in the area as convenience store crime rates have increased. She stated that although these properties have been for sale and the economy improves, there are other opportunities for other retailer to come into the neighborhood. They are also not in favor of the restaurant or a business that will be open late. They want something that is healthy and positive rather than redundant and unnecessary. We are asking the Plan Commission not to support this proposal.

S. Bremer asked if she or anyone else from the association was in attendance at the open meeting with the developers. She also asked if she was aware of the description this evening of the restaurant not being fast-food.

B. Lison stated she had two meeting with the developer. She stated the restaurant information keeps changing, but was not aware of it being a sit-down restaurant. After their last meeting they expressed they did not support the proposal, there were no more meetings or conversations.

Mike Waldo-4519 Glendale Avenue: M. Waldo stated he owns the CITGO Gas Station in Astor Park, located west of the proposed development. He is opposed to the development as there are 4 convenience stores within a one mile stretch. There is also a Walgreens in this area. Stated there are other areas in Green Bay that would benefit more from an additional convenience store than this area. I feel as the economy picks up, a better opportunity will come along. Stated he is worried about increased late night activity which could lead to increased crime rates. He is asking the Commission to look for opportunities that will have a long term benefit for the neighborhood.

Ald J. Wiezbiskie asked M. Waldo if he would be in favor to allow this property to be amended from a MIROH to Commercial.

M. Waldo stated he thought this for what was being proposed to what will be placed on the property. As far as being opposed to the amendment of changing the property, yes he is still opposed.

Ald. Wiezbiskie then asked Staff for clarification on what is to be discussed at this time.

R. Strong stated that they were here tonight to amend the Comprehensive Plan. In order for them to proceed with their proposal, they needed to get approval for amending the Comprehensive Plan. The East Mason Corridor is a medium intensity use, and what they are asking for is to bump it up to a heavier or more commercial. This would open the door for different uses. If approved, they would have come back for a zoning change.

Ald. Wiezbiskie asked what was the designated business plan for East Mason Street.

R. Strong stated there was a group of people who went to training and this will be a project that they would be working on for East Mason.

B. Lison stated she was part of that leadership institute. She stated they wanted to look at way to rebuild the community with the area being a mix of residential and small businesses.

Ald. Wiezbiskie asked if the proposed plan tonight would fit in with the future of the East Mason Street plans.

B. Lison stated it would not.

Shawn Kassien-1363 Doty Street: S. Kassien stated he was present to speak on behalf of the Joannes Park (JPA) Neighborhood Association and is also on the Beautification Committee for JPA as well. He stated the addition of Krist Oil to the neighborhood would be a positive one. They want Krist Oil to keep the building in sync with the buildings already in the neighborhood. They feel the green area they are proposing is what the neighborhood needs. He spoke with Green Bay Police Department and they advised that this building would be a plus to the neighborhood. He stated it would be a good thing to see some of those homes the proposed properties be removed. This also goes with the City of Green Bay's Live where you Work. This will bring jobs into the neighborhood. The JPA stands behind this project. After speaking with 2 other gas station owners, one owner was not concerned about having business being taken away and the other owner was never heard from.

Ald. J. Wiezbiskie asked if this property is in the territory of JPA and how many Associations does this property effect. S. Kassien was asked if he would favor the Comprehensive Plan amendment.

S. Kassien stated that it was and that it would be East Astor and JPA. One side of the East Corridor is JPA and the other side is East Astor and is in favor of the amendment to the Comprehensive Plan.

M. Conard asked if there was anyone else who would like to speak.

Public Hearing is now closed.

COMMUNICATIONS:

None

NEW BUSINESS:

2. (CPA 13-02) Discussion and action on the request of Mike Dura, Riverview Architecture, LLC to amend the *Smart Growth 2022 Comprehensive Plan* to modify the future land uses located at 1335 through 1369 East Mason Street from Medium Intensity Retail Office Housing (MIROH) to Commercial (Figure 22-4) (Ald. Tim De Wane, District 4)

P. Neumeyer briefly summarized Staff's concerns: the intensity of the proposed use, the additional traffic created with the high daily trips, impact in surrounding properties, and the proposed use does not fit for other proposed uses for the corridor and is not consistent with the land proposal usage in the immediate area. There is already a commercial corridor that already exists along East Manson Street that identifies with the Comprehensive Plan, between Bellevue and Main Street. Staff recommends to deny the request based upon the concerns we shared with the Commission.

M. Conard asked what the area was zoned as now and asked what the zoning is supposed to be to allow this project; however on the Comprehensive Plan it was MIROH zoning and could you describe that to us.

P. Neumeyer stated it is currently zoned C2, other Public Commercial, an abandoned R1, C1 and then R1. A C2 is what it would need to be fit the proposal and the Comprehensive Plan is a MIROH. MIROH is a mixed use type of district where you would see restaurants, residential homes and small retail business.

M. Conard asked why this area was zoned a MIROH rather than commercial and if anyone else has come forward showing interest to purchasing that for another use.

P. Neumeyer stated this was because of existing land uses and a better fit for the corridor and a better opportunity to redevelop with mixed use development. He is not aware of anyone showing interest in these properties.

S. Bremer asked if a strip mall that could include restaurants and office space be a fit for the MIROH and asked what the difference between C1 and Highway Commercial.

P. Neumeyer stated that would be a fit; however, in this case the addition of the pumps would add that commercial intensity and would place it in that commercial zoning. C1 is general commercial district, offices, restaurants, professional services and Highway Commercial would be drive-thru restaurants, drive-thru banks, and car washes.

R. Strong stated that the C2 zoning on the corner does not comply with the Comprehensive Plan at this point. P. Neumeyer stated that was correct.

Ald. A. Kocha was concerned about opening the door to potential businesses that go beyond what this potential would be providing and what to know what spot zoning was.

P. Neumeyer stated spot zoning is taking and isolating a parcel and rezoning that specific parcel.

M. Conard asked what would happen if the Commission did not approve this request.

P. Neumeyer stated this is a difficult decision because we have an opportunity to redevelop the property, but is it a short term fix for now or does it fit in with the long term goals for the Comprehensive Plan.

Ald. Tim De Wane stated he is the Alderman for this district and he stated he went around and talked with the neighborhood. He stated he did not get one who was in favor of this proposal because of the high traffic area. He also spoke with a representative from Krist Oil, M. Dockery, who stated that they did want to put up a Taco Bell.

M. Dockery stated that he never mentioned putting up a Taco Bell.

Ald. J. Wiezbiskie stated he agreed with Ald. Tim De Wane and staff. He stated one of the most important things to consider is the increase of traffic in the area. He stated it is a very busy intersection and close to a couple of schools and a lot of pedestrian traffic. He is impressed with the development and it would clean up the corner, but traffic is the main concern.

L. Queoff stated that she would have liked to hear more from the residents around the proposed sight and they are the ones who would be most impacted by this development. She also raised the concern about the convenience store closes. They have already moved underground storage tanks once, and to do it a 2nd time would make the situation worse. She also raised the question as to why Krist Oil wants to put a gas station on that corner when there are so many in that area.

M. Conard stated they were suspending the rules and asked if there was anyone else who would like to speak on this topic.

M. Dockery wanted to add that in his discussions with the owner of the houses and that the properties have been for sale for a long time. He said they have given up a number of offers, including one from China, to only to take a couple of the properties. He stated the owner held off selling individually. According to him, if you sell individually they are going to stay there. The 6 driveways will become one on East Mason and one on Baird Street and traffic along there would be cut down. If the project does not go through, all of those properties will go up for sale individually.

M. Conard asked if that has been any other offers on the property.

M. Dockery stated that they did have another offer on the property on the whole thing, but did go through for various reasons.

M. Erickson stated that he lives in the neighborhood and walks through the neighborhood. Stated he can't understand how the City keeps taking on the burden of taking down houses and having a lot of green space. If the area was zoned as commercial, it would help the area, but 5 – 10 years down the road he does not want to see the vacant lots or houses like they are now. From the meetings he has had with the developers, they want to be part of this community.

Ald. Moore asked Krist Oil if any other sites were looking in the City or just this specific site and if Krist Oil is looking for an urban setting and also inquired if he had information about the number of jobs and possible wages.

M. Dockery stated they could if this project doesn't go through and it took them 5 years to get the proposal to go through in Ashwaubenon. He stated that all the items the neighborhoods asked them to do, they have done. The meetings that they were at he never got one thing in writing from the neighborhoods saying they were against the proposal. They had questions, but no one stated no. He stated he did not on wages, but it could be up to 15 jobs for the convenience station and whatever restaurant people that would be hired, typically anywhere from 7 – 10 people. He also stated he does not recall saying anything about a Taco Bell.

S. Kassien stated JPA Neighborhood, you will find vacant lots scattered throughout our neighborhood. They have demolished homes along the Walnut and Baird Street with the idea they were going to put in a roundabout; however, that never happened. He stated that whatever happens tonight, just know these houses are in bad shape and getting worse and will be vacant for that reason.

B. Lison stated that they are looking for projects that are going to build up the neighborhood and they do not see this project as such. That this looks like a "quick" fix and not something that would be long range.

Dennis VandenAvond, owner of 1369 East Mason repair shop. He asked what is Walgreens zoned.

R. Strong stated according to the report, it is a Medium Density Retail. P. Neumeyer stated that it does fit with the Comprehensive Plan.

Dennis VandenAvnond asked if that was less then what the Comprehensive Plan recommends. His property is zoned C2, so I can put gas pumps back on. He stated that it is mandatory for gas stations to carry insurance now in case of spills and that the city would not be responsible for the clean-up.

P. Neumeyer stated that in theory he could, but there would be a challenge with that. If you are going to rip up the site you would have to come back regarding set back and parking issues, but theoretically you could.

Ald. Tim De Wane stated commented that as far as traffic for fire and police to get through, the traffic has been so congested. If you put a restaurant in there, Taco Bell for example, it would make traffic more congested than it already is at this time.

M. Dura stated he just wanted to have some clarity to this restaurant proposal. He stated when they started the project there was no tenant space and no restaurant. They sat down with the neighborhoods and that was one suggestion that came up was a small café type restaurant. The developer is not looking to putting in a fast-food or anything with a drive-thru. The developer would be fine with no café on there if that would make it applicable for everyone.

Ald. Tim De Wane asked if there has been a traffic analysis study suggested.

R. Strong stated they are not at that point yet. He clarified they are just talking about tonight is whether or not we want to change the City's 20 Comprehensive Plan and to allow for more intensive use that what the comp plan had expected. This definition of the comp plan allows for an office building to go in and a neighborhood business to go in there, barber shop, beauty shop or a bank, thing with not a lot of traffic volume coming or going. We are asking if we are wrong and if we should bump this up to a commercial corridor, more like the area when you cross Bellevue and heading towards Main Street, more intense use. The Krist Oil proposal is what

made us bring this to the table. We have to decide what the best use for the area and follow that course. Tonight we need to decide if we want to increase the intensity of the use in this portion of the Mason Street Corridor.

S. Bremer asked what kind of zoning would be appropriate to the MIROH identification in the Comprehensive Plan. She believes that C1 is appropriate, neighborhood commercial is appropriate, medium density, high density, and office residential would be appropriate. What would not be considered appropriate would be C2.

P. Neumeyer stated C2, C3, and any industrial districts.

S. Bremer stated she supports the rare combining of all the properties; however, she does not support Highway Commercial. She would like to stick with the current Comprehensive Plan requirements.

T. Lison, a coordinator with the Astor East River Neighborhood Association stated their vision was to have a safe clean neighborhood that was fun to live in and he wouldn't object to the type of businesses that would draw people together; however, to increase the intensity not in our best interest. He asks the Commission to consider how much effort was put into reestablishing the area as a clean residential area, not just another basic residential neighborhood.

A motion was made by S. Bremer and seconded by J. Wiezbiskie to deny the request to amend the *Smart Growth 2022 Comprehensive Plan* for properties located at 1335 through 1369 East Mason from Medium Intensity Retail Office Housing to Commercial.

3. (ZP 13-33) Discussion and action on a request to amend the Planned Unit Development (PUD) for a proposed Youth Education Program operated by the Green Bay Area Public School District (GBASPSD) located at 2430 Finger Road, submitted by David VanDyke, Girl Scouts of the Northwestern Great Lakes, Inc (Ald. Kocha, District 5)

P. Neumeyer stated this is a PUD amendment at 2430 Finger Road, just east of East Town Way. The property used to be the headquarters for the Girl Scouts of NE Wisconsin Great Lakes Inc. This request comes from the Girl Scouts, which is related to the Green Bay Area School District (GBASD) to consolidate a youth education program to its site. The original PUD was set up in 1987 and set up just for the Girl Scouts. In order for the school district to occupy this site, they need a PUD amendment. Staff drafted a PUD amendment which includes professional offices and uses that GBASD can have there for education facility. Staff notified affected property owners; and we did not receive any call, questions or objections.

M. Conard will suspend the rules and open the floor for comments.

David VanDyke, property director of the Girl Scouts of the Great Lakes and would like to welcome any questions anyone may have.

Tom Nockerts-2460 Finger Road: T. Nockerts stated he is the owner of the dental office, 2 parcels up. He came wanting to know what the use of this property will be, night time daytime. Will there loitering in the area, and what other concerns would I need to have as a business owner. Stated he heard rumors that it was going to be more for troubled individuals.

P. Neumeyer stated he believed that the hours would typical work day hours and for at-risk learners.

M. Stangel, GBPSD, stated that they will be condensing several of our programs. Programs are now located at the Boys and Girls on both the east and west side. The program they have for middle school students at Trinity Lutheran Church. Due to issues at Boys and Girls Club regarding spacing, they want to condense all three sites into one location. The hours would be approximately 7:30 to 3:30 depending on the age of the student. They would be brought by bus to and from their homes.

L. Queoff asked Mr. Stangel if they are going to take the Chance for Change Program from the east and west side and combine them into one facility and then add an Alternative Instructional Program for middle school students. Stated that sounds like an awful lot of students with very specific learning needs and very specific atmospheres to be placed into the same building.

Mr. Stangel stated that was correct; however, he is not part of the Alternative Ed Program so he can't really answer that. He did state that the one program will have 10 students and believes that Chance for Change will occupy the upper level with students arriving both in the morning and afternoon.

L. Queoff stated that the Chance for Change is a very wonderful program; however, the students are removed from their schools for very serious reasons and tend to stay there for a long period of time.

Ald. J. Wiezbiskie asked if they could explain what an alternative education program entails.

Mr. Stangel stated that these students are placed here due a suspension at their school or having difficult performing in a typical classroom setting. He also asked if the students would be bussed in and out and not coming by any other form of transportations like walking or biking.

Mr Stangel stated he didn't believe that any of the students would be walking.

L. Queoff stated that someone from the Special Education District should be here to answer questions as this is a serious issue.

A motion was made by L. Queoff and seconded by S. Bremer to table the request to amend the Planned Unit Development (PUD) for a proposed Youth Education Program operated by the Green Bay Area Public School District (GBASPSD) located at 2430 Finger Road. Motion carried.

Jay Frazier-2516 Pickard Circle: He stated he is the low owner to the east of the Girl Scout facility. He is not opposed to the GBASPSD using the building, but is concerned about his neighbors who do not want lingering on their property. He stated the property is really small and not much room outside for students to take breaks and worried about the facility being able to manage the number of students that could be potentially be attending.

Ald Amy Kocha stated she would support tabling the request. She asked Mr Stangel if there was any discussion about modifying the property to accommodate the concern of outdoor issues. She stated she lives close to the East Side Boys and Girls Club and have not had any issues. She does think there are questions that need to answered; however, does support the PUD.

M. Stangel stated no.

P. Neumeyer asked the Commission what type of information they are looking for from the applicants.

L. Queoff stated that the number of students, ages of the students, transportation for the students, the kind of programs involved, and the use of the property. There is not enough adequate information to make a decision.

R. Strong stated that this item will come back to the Plan Commission on December 9, 2013, and that it would be a good idea to bring some people with who could answer the questions mentioned above.

T. Nockerts asked for zoning clarification. He wanted to know if they were zoned the same as his vacant lot.

P. Neumeyer stated they are both zoned PUD however, they have different requirements as they were created in different times.

The Plan Commission further discussed a timeline of approval if this request were to proceed.

4. (ZP 13-34) Discussion and action on a request for a Conditional Use Permit (CUP) to authorize the reestablishment of a two-family dwelling in a Low Density Residential (R1) District located at 725 Turek Street/2252 Preble Avenue, submitted by Ruth E. Etter, Personal Representative in the Estate of Magdalene Hartinger, property owner (Ald. Moore, District 6)

P. Neumeyer stated this is a request for CUP at Turek and Preble. This property is zoned Low Density Residential (R1). The Comprehensive Plan shows half commercial and half R1. This property was built as a true 2-family use. It is an L-shaped duplex with its own entry, garages, driveways; however, the property sat empty for more than one year and now needs the CUP to reestablish the property to a 2-family use. Staff notified affected property owners and has not received any objections to the request.

M. Conard stated the rules will be suspended for a public speaker.

Barb Machon-725 Turek / 2252 Preble stated that the property is her listing and she just received an offer to purchase on them, subject to approval of the CUP. The property has never been used as a single family, always as a 2-family.

Ald. J. Wiezbiskie asked why is this coming back here if has already been approved.

P. Neumeyer stated due to the fact that it was vacant for a year.

Ald. Moore stated he is for turning a multi-family back into single family homes. However, he inspected this property and it is definitely a two-family dwelling. In speaking with neighbors and the only negative was the next door neighbor stated the sump pump runs into her yard and floods her back yard. The sump line would have to be tied into the sewer. He is in favor of the CUP.

A motion was made by L. Queoff and seconded by S. Bremer to approve the request for a Conditional Use Permit (CUP) to authorize the reestablishment of a two-family dwelling in a Low Density Residential (R1) District located at 725 Turek Street/2252 Preble Avenue. Motion carried.

5. ZP 13-35) Discussion and action on the request to amend the Planned Unit Development (PUD) for Northeast Wisconsin Technical College (NWTC) to address current uses on site and a proposed student housing development on campus located at 2740 West Mason Street, submitted by James Blumreich, NWTC (Ald. Sladek, District 12).

P. Neumeyer stated this is a request for a PUD for NWTC. The Comprehensive Plan recommends school type land uses for this area. There are single family uses to the west and north with a commercial corridor along West Mason Street and a business park district to the east. The campus is about 190 acres in size and established in the early 1970's. In 2005 a PUD was created for signage on the campus as well as a PUD 1996 for Option for Independent Living. NWTC along with De Leers Construction is proposing to add a 3 acre parcel for student housing along the southeast portion of the campus. The proposal is to construct a 4 story, 108 unit housing project. The request is to amend the PUD to address current uses on the campus and new development standards for a housing facility. NWTC did to conduct a neighborhood meeting in late October. Staff notified affected property owners and has not received any objections to the request.

S. Bremer asked if the PUD would be written to allow the higher elevation of the buildings then the normal 35.

M. Conard suspended the rules to allow those who would like to speak.

C. Forland will not be speaking, however J. Blumreich-2061 S. Point Road, will be speaking on his behalf.

S. Bremer asked what the reactions were at the neighborhood meeting. She also wanted to know what their response was to the size of the buildings. She is also concerned about the number of parking spaces compared to the number of students living in the new facility.

J. Blumreich stated that they have had discussions with residence on Klee Street. He stated that they did address the concerns with residents; however, the concerns were not directly related to the rezoning. There were no concerns regarding the height of the new facility. He stated they will relies on the management company they will use and they will make an estimate as to how many parking spots they will need relative to the number that would be in that facility.. Currently there are 120 parking stalls drawn in the diagram.

A motion was made by J. Wiezbiskie and seconded by L. Queoff to approve the request to amend the Planned Unit Development (PUD) for Northeast Wisconsin Technical College (NWTC) to address current uses on site and a proposed student housing development on campus located at 2740 West Mason Street subject to the proposed PUD amendment.

OTHER:

Director's Update on Council Actions

R. Strong gave the following updates:

- The Council approved the budget.
- The Council was offered an alternative for the Elmore Street rezoning. It was approved to keep the zoning, to allow a CUP for a two-family unit, with the conditions the Plan Commission had approved.
- The December 3rd Council Meeting is canceled; therefore, the Plan Commission Meeting November 25, 2013 will also be canceled.

- The BID district plans brought up to City Council went through with no issues.

SUBMITTED PETITIONS: (for informational purposes only)

A motion was made by S. Bremer and seconded by J. Wiezbiskie. Motion carried.

Meeting adjourned at 8:19 p.m.